LOT 29
BEACHWAY @ NASSAU LAKE 1-A
PB 6/199

DOLLAR LARRY LEE JR & LYWANA L
96123 BOARDWALK LANDING
FERNANDINA BEACH, FL 32034

2025

27-2N-28-014A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

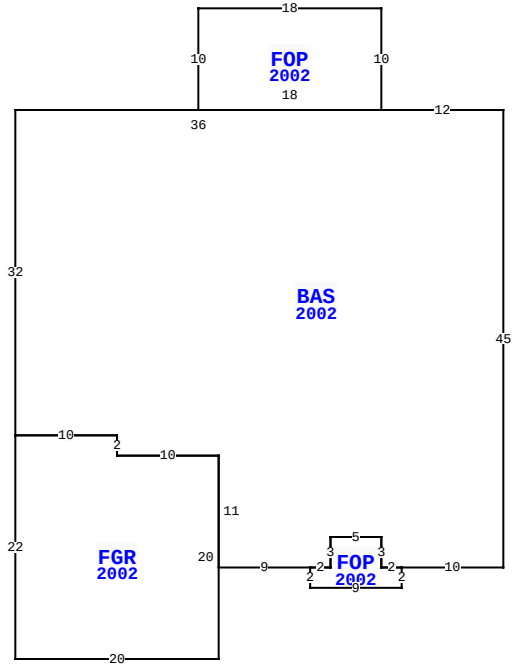
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,905	100	2002	1,905	238,428
FGR	420	55	2002	231	28,912
FOP	33	30	2002	10	1,252
FOP	180	30	2002	54	6,758
TOTALS	2,538			2,200	275,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,200	106.3300	140.36	308,792	2002	2002	0	0	0	10.83	89.17

1 SNGL FAM – 100% - 2024 Heated Area: 1905 HX Base Yr 2024



96123 BOARDWALK LDG, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,350
TOTAL MARKET OB/XF VALUE		27,072
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		387,422
SOH/AGL Deduction		11,342
ASSESSED VALUE		376,080
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		320,358
TOTAL JUST VALUE		387,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209628	SWIM POOL	3,960	06/01/2002
B0209205	NEW CONSTR	142,051	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1538	9/21/2023	WD	Q	I	01	429,000
GRANTOR: HARPER GEOFFREY S						
GRANTEE: DOLLAR LARRY LEE JR						
1695/1095	8/19/2010	QC	U	I	11	100
GRANTOR: TAYLOR ELIZABETH K (H						
GRANTEE: HARPER GEOFFREY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W12 W36 S32 E10 S2 E10 S11 E9 E2 N3 E5 S3 E2 E10 N45 $
FGR=[YR=2002;ORIG=-48,32] S22 E20 N20 W10 N2 W10 $
FOP=[YR=2002;ORIG=-12,0] N10 W18 S10 E18 $
FOP=[YR=2002;ORIG=-19,45] S2 E9 N2 W2 N3 W5 S3 W2 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	2002	2002	3	80	3,128	
3	0911	SCRN RM A	0	100	36	32	1,152.00	SF	17.50	17.50	100	2002	2002	3	20	4,032	
4	0861	POOL GUNIT	0	100	23	26	598.00	SF	85.00	85.00	100	2002	2002	3	27	13,724	
5	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	100	2002	2002	3	80	3,213	

LAND DESCRIPTION

TOTAL OB/XF 27,072

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS